

GUIDELINES FOR SITE DEVELOPMENT AND LANDSCAPING



EXEMPT FROM REVIEW AND APPROVAL

- Rear yard fencing, UNLESS IT IS WITHIN 20 FEET OF A STREET CURBLINE, and provided that:
 - a. Fencing is six (6) feet or less in height, and
 - b. If it is a privacy fence, it does not begin any closer to the street than a line parallel to the front of the primary structure.
- Pools, hot tubs, jacuzzis, etc., provided they comply with the zoning ordinance.
- Patios and decks, provided they are not visible from the public right-of-way and comply with the zoning ordinance.
- Planting, trimming, or removing any plant material (excluding trees)

Restoring a relationship between an historic building and its site is integral to the planning of any historic rehabilitation project. Placing the building in the context of its original site and surroundings strengthens its continuity with its past.

Restoring the early streetscape elements, such as lights, benches, plantings, etc., can put the buildings in their historic setting as well as add identity to the entire Irvington historic area.

The streetscape elements in the Irvington historic area should be gradually modified through municipal improvement and private endeavors associated with building rehabilitation and new construction. It should be noted that at the time of plan publication, a significant streetscape project is planned for the Washington Street Commercial Corridor. It is recommended that the streetscape reflect, but not mimic, the the early 20th century and evoke the the spirit of the Arts and Crafts movement, which greatly influenced the architectural and cultural development of Irvington.

RECOMMENDED:

General

1. Maintain the original topographic character of a site as perceived from the street.
2. Encourage off-street parking located at the rear of the properties, oriented toward alleys, and screened if appropriate.

Fencing

3. Privacy fences, if desired, should only enclose only the rear yard.
4. Front yard fences, if desired, should be open in style and relatively low (usually not in excess of 42"). Picket, wrought-iron, or other ornamental fence may be appropriate, depending on the use of the property.

Sidewalk Cafes

5. The outdoor eating area for sidewalk cafes should remain adjacent to the building.
6. Barriers for sidewalk cafes should be open, low, removable, and compatible with the architecture of the building.

Street Furniture & Amenities

Street furniture and amenities includes such items as benches, trash receptacles, drinking fountains, planters and bollards.

7. Street furniture should be well-designed and constructed from quality materials to ensure durability.
8. Street furniture should be located out of the way of pedestrian circulation, such as near the edge of sidewalks or against buildings. It is desirable to locate street furniture near intersections and waiting areas, such as bus stops and building entrances.
9. Street furniture should be securely anchored to pavement or concrete footings to prevent its relocation.

Street Lights

10. Encourage the installation of new street lights and parking area light fixtures to match or closely resemble the historic “Washington D.C.” standard light fixtures (metal columnar fixtures with acorn globes).
11. The level and color of light should be compatible with the neighborhood surroundings.

Plant Materials

12. Trees that frame and accent buildings.

NOT RECOMMENDED:

General

1. Significant changes in site topography by excessive grading or addition of slopes and berms.
2. Suburban massing of landscape materials and excessive foundation planting.
3. Decorative yard embellishments that are characteristic of an earlier era or a different place.

Fencing

4. Inappropriate front yard fence types such as chain link, vinyl, basket weave, shadow box, split rail, stockade, and louvered, or fences that are closed in style.

Street Furniture and Amenities

5. Street furniture that is placed in the direct path of pedestrians.
6. Street furniture that is not securely anchored and could be overturned or relocated.

Street Lights

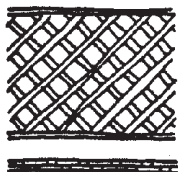
7. Removing, damaging, or destroying any historic street lights.
8. Overly bright or harsh lighting is discouraged.

Plant Materials

9. Suburban massing of landscape materials and excessive foundation planting.

PLEASE NOTE! Fences, sidewalk cafes, street furniture, etc. placed in any portion of the public right-of-way require an encroachment license from the Department of Metropolitan Development – Permits Division. In addition, sidewalk cafes should comply with all applicable ordinances and regulations in Marion County, Indiana.

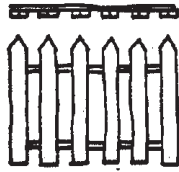
APPROPRIATE WOOD FENCES



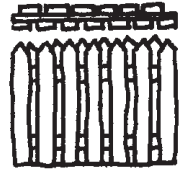
LATTICE



SLAT



PICKET



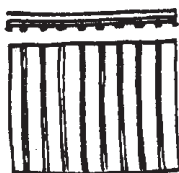
NARROW-SPACED
SHADOW BOX

TYPICAL SITE GRADING

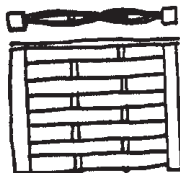


INAPPROPRIATE

INAPPROPRIATE WOOD FENCES



BOARD & BATTEN



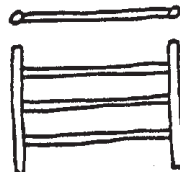
BASKETWEAVE



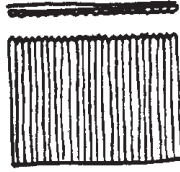
WIDE-SPACED
SHADOW BOX



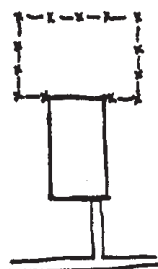
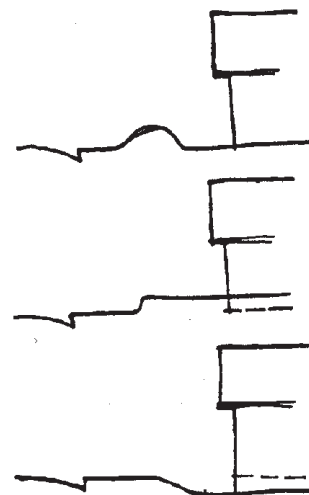
LOUVER



SPLIT RAIL



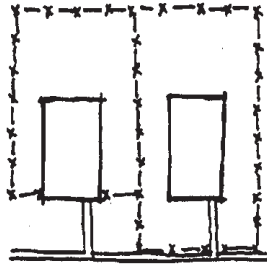
STOCKADE



APPROPRIATE
PRIVACY FENCE

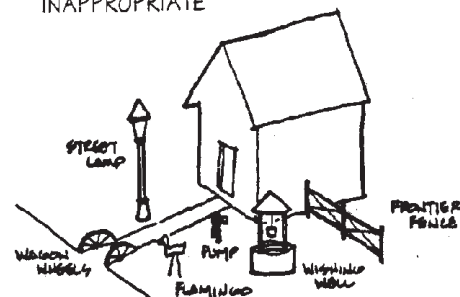


MAYBE



INAPPROPRIATE

INAPPROPRIATE



INAPPROPRIATE LAWN DECORATIONS